



FACT SHEET



Transfer of Parcel A NASA Crows Landing Flight Facility to Stanislaus County

NASA Ames Research Center
Moffett Field, California

INTRODUCTION

This fact sheet describes the environmental aspects of the transfer process, and the four associated draft documents that are available for public comment.

The National Aeronautics and Space Administration (NASA), Ames Research Center proposes to transfer a portion of NASA Crows Landing Flight Facility (CLFF), designated as "Parcel A" to Stanislaus County pursuant to Public Law 106-82. Currently, there are no NASA operations being conducted at the facility.

SITE DESCRIPTION

The CLFF was originally commissioned in May 1943 as the Naval Auxiliary Landing Field (NALF), Crows Landing. In 1994, NASA took over operation of NALF Crows Landing from the U.S. Navy as part of the Department of Defense Base Realignment and Closure (BRAC) process for Naval Air Station Moffett Field (NASMF). NASA ceased operations at CLFF in 1997 and proposed to declare the base as excess. An Environmental Baseline Survey (EBS) was developed in 1998 as part of the process to excess and transfer CLFF to the General Services Administration (GSA) for disposal. In 1999, the 106th Congress enacted Public Law 106-82 which requires NASA to convey CLFF to Stanislaus County, California.

The CLFF covers approximately 617.95 hectares (ha) (1527.82 acres (ac)) in the northwestern part of the San Joaquin Valley between the towns of Patterson and Crows Landing, California. The facility is located in Stanislaus County, approximately 129 kilometers (80 miles) southeast of San Francisco.

The area surrounding CLFF is primarily agricultural, but does include some residential housing. Approximately 453 ha (1,120 ac) of land on CLFF is leased for crop production. Typical field crops grown in the area include beans, tomatoes, broccoli, and alfalfa. Orchard crops include almonds, walnuts, and apricots.

TRANSFER PROCESS

In order to facilitate the transfer of the property, it has been decided by NASA and the regulatory agencies [the California Department of Toxic Substances Control (DTSC) and the Central Valley Regional Water Quality Control Board (CVRWQCB)] to divide the facility into parcels and determine which are suitable for transfer to the County and which parcels cannot be transferred due to environmental concerns. CLFF has been divided into seven parcels (Figure 1) based on information contained in the 1998 EBS and in the revised Draft EBS dated September 2003. One parcel, Parcel A, is uncontaminated or its contaminants have been removed and has been determined suitable for transfer according to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Section 120 (h)(3).

The property transfer would occur in phases. Phase I, to occur as soon as practicable, would transfer Parcel A. A subsequent phase or phases would transfer the remaining parcels that would be released once NASA, the Navy, DTSC, and CVRWQCB determine that remedial actions for contaminated sites within these parcels are complete or have been demonstrated to be operating successfully.

The following documents are required as part of the transfer process: Environmental Assessment

<p>(EA), the Finding of No Significant Impact (FONSI), Environmental Baseline Survey (EBS), and the Finding of Suitability to Transfer (FOST).</p>	<p>ENVIRONMENTAL BASELINE SURVEY (EBS)</p>
<p>ENVIRONMENTAL ASSESSMENT (EA)</p>	<p>The EBS involves review of all available environmental reports and data for the property. The property is divided into parcels based on various environmental issues. An Environmental Condition of Property (ECP) category is assigned to each parcel. Suitability for transfer is based on the ECP classification. Based on the review of the information in the Draft EBS, Parcel A is classified as ECP Category 1 (those areas where no release or disposal of hazardous substances or petroleum has occurred). Within Parcel A, sites 10, 13, & 14 are classified as ECP Category 4 (those areas where EBS documents confirm that hazardous substances are known to have been released or disposed on the property, but all remedial actions necessary to protect human health and the environment with respect to any hazardous substances remaining on the property have already been taken to meet the provisions in CERCLA Section 120(h)(3)).</p> <p>The few issues still remaining with Parcel A can be handled through restrictions in the transfer or addressed before use as described in the Draft FOST.</p>
<p>One of the principal functions of an EA is to evaluate the environmental effects of a proposed project and to determine if an Environmental Impact Statement must be prepared. If the analyses in the EA support the conclusion that no significant environmental impacts would occur, a FONSI is prepared and the action can proceed.</p> <p>This Draft EA documents the environmental consequences of the proposed action and the following alternatives: (1) transfer to GSA as excess property and (2) "No Action". The No Action alternative involves continuing NASA ownership of all of CLFF. The proposed action addresses only those impacts associated with the transfer of property to Stanislaus County. The EA does not address impacts related to future land use. The intended use of CLFF by Stanislaus County is for general aviation airport and associated uses along with agriculture. Stanislaus County has addressed those impacts pursuant to the California Environmental Quality Act (CEQA) in the initial study for CLFF Reuse Plan, in January, 2001. However, Public Law 106-82 states that NASA shall cede legislative jurisdiction and retain the right to use CLFF for aviation activities. The impacts of these actions are described in the EA.</p>	<p>FINDING OF SUITABILITY FOR TRANSFER (FOST)</p>
<p>FINDING OF NO SIGNIFICANT IMPACT (FONSI)</p>	<p>The purpose of the FOST is to document the environmental suitability of Parcel A at CLFF for transfer to Stanislaus County.</p> <p>The agreement to convey Parcel A to Stanislaus County shall include: (a) a clause that restricts the use of buildings containing lead-based paint until the paint problem has been mitigated and (b) a clause that restricts the use of buildings containing asbestos until the asbestos problem has been mitigated. A separate document will also be executed and recorded restricting use of groundwater within 610 meters (2000 feet) of groundwater contamination.</p>

AVAILABILITY OF DRAFT DOCUMENTS

Copies of the Revised Draft Environmental Baseline Survey (EBS), Draft Environmental Assessment (EA), Draft Finding of Suitability for Transfer (FOST), and Draft Finding of No Significant Impact (FONSI) are available at:

Patterson Public Library

Reference Desk
46 North Salado Avenue
Patterson, California 95363
(209) 892-6473

Modesto Public Library

Reference Desk
1500 "I" Street
Modesto, CA 95354
(209) 558-7800

Newman Public Library

1305 Kern Street
Newman, CA 95360

NASA Ames Library

NASA Ames Research Center
Library, Building N-202
Moffett Field, CA 94035-1000

PUBLIC REVIEW SCHEDULE

The Draft Documents will be available from October 20 through November 20.

Comments or questions on the Draft EBS or Draft FOST should be sent to:

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Comments or questions on the Draft EA or Draft FONSI should be sent to:

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FIGURE 1: 2003 EBS PARCEL LOCATIONS AND SAMPLING AREAS

